

**PLANNING COMMISSION SITE PLAN  
REVIEW SHEET**

**CASE NUMBER:** SPC-2016-0088C **PLANNING COMM'N DATE:** 2-28-2017

**PROJECT NAME:** Western Oaks Retail Center

**ADDRESS:** 4625 W. William Cannon Drive, District 8

**WATERSHED:** Williamson Creek (BSZ)

**AREA:** 15.44 Acres

**LEGAL:** Lot 15, Section 1-G, Western Oaks Subdivision

**EXISTING ZONING:** LR, Neighborhood Commercial, GR-CO, Community Commercial-Conditional Overlay

**PROPOSED USE:** Office, Financial Services, Personal Improvement Services, Restaurant

**REQUEST:** Approval of a CUP for a site plan as a requirement of the restrictive covenant attached to the zoning for this property.

**APPLICANT:** AVG-Austin, L.P. (Doug Jaguay)  
9595 Wilshire Bv., Ste. 710  
Beverly Hills, CA 90212  
(310) 273-0864

**AGENT:** Land Strategies, Inc. (Paul Linehan)  
1010 Land Creek Cv., Ste. 100  
Austin, TX 78746  
(512) 328-6050

**NEIGHBORHOOD ORGANIZATION:**

Save Our Springs Alliance  
Barton Springs/Edwards Aquifer Conservation District  
Save Barton Creek Association  
Barton Springs Coalition  
Westcreek Neighborhood Association  
Circle C Neighborhood Association  
Oak Hill Association of Neighborhoods  
OHAN 78735  
OHAN 78736  
OHAN 78737  
OHAN 78738  
OHAN 78749  
Home Builders Association of Greater Austin

**APPLICABLE WATERSHED ORDINANCE:** 1977 Creek Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Done in 2002 as part of the site plan review; assumptions are basically unchanged.

**SUMMARY STAFF RECOMMENDATION:** Recommended.

**PLANNING COMMISSION ACTION:** 2-28-2016

**CASE MANAGER:** Lynda Courtney Telephone: 974-2810  
[Lynda.Courtney@ci.austin.tx.us](mailto:Lynda.Courtney@ci.austin.tx.us)

**PROJECT INFORMATION:**

**EXIST. ZONING:** LR, GR-CO (CO prohibits certain uses)

**EXISTING & PROPOSED USE:** Office, Personal Improvement Services, Restaurant

**(PH. IIIB) LIMIT OF CONSTRUCTION:** 15356 SF **OVERALL SITE:** 15.44 Acres

**(PH. IIIB) EXIST. BLD. COVRGE:** 0 sf **PROP. BLDG. CVR:** 15356 sf

**(PH. IIIB) EX. IMPERV. CVRG.:** 27878 sf **PROPOSED IMP. CVR:** 300871 sf (44.8%)

**(PH. IIIB) REQUIRED PARKING:** 56 **PROPOSED PARKING:** 56 (Existing)

**EXISTING & PROPOSED F.A.R.:** .11

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
William Cannon Drive	Varies	6 lane divided	Arterial
Brush Country Drive	74'	24-30'	Arterial, Minor

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use Background, Chronology:** The applicant is requesting approval of a Conditional Use Permit to complete the construction of the final building (Phase IIIB) of the Western Oaks Retail Center.

This parcel was zoned in 1976 to LR with LO and SF-3 buffers by zoning case C14-75-81. A conceptual land use plan was included with this zoning case. A restrictive covenant was also included that required a special permit be presented to the Land Use Commission to ensure that development on the site was consistent with the conceptual plan. The site plan to complete the remaining building on this site plan is what is triggering this CUP in order to comply with the requirements of the restrictive covenant.

Western Oaks Retail overall site plan consisted of 6 buildings with 2 one-story office buildings, one two-story fitness center health club, 2 restaurants (one destination-type, and one fast-food) and one bank with drive-through facilities. All infrastructure, parking, landscaping, and all the buildings are constructed except one remaining office building.

**Permit History:**

A special permit, C14P-84-024 was approved, with an associated waterway development permit, 85-03-1860, on September 6, 1985 and both plans were determined to be consistent with the conceptual plan attached to the zoning. A new application for land use was required in order to complete the project, and site plan SPC-02-0023C was submitted. The 1704 determination stated that the review would be according to the rules and regulations in effect in 1977, with the

stipulation that the Serendipity Cave, which had not been previously protected, would be reviewed and protected under current code.

This 2002 plan showed a reduction in impervious cover but otherwise remained consistent with the intent of the original conceptual plan.

A later plan SPC-2007-0439C was approved under which all the remaining buildings and improvements were constructed, with the exception of the last remaining building.

**Transportation:** Complies with all transportation requirements with regards to the Land Development Code.

**Environmental:** This site is located in the Williamson Creek watershed, in the Barton Springs Zone, and complies with all rules and regulations in effect in 1977. The CEF, Serendipity Cave, is protected under much more stringent current code requirements than originally required.

**SURROUNDING CONDITIONS:**

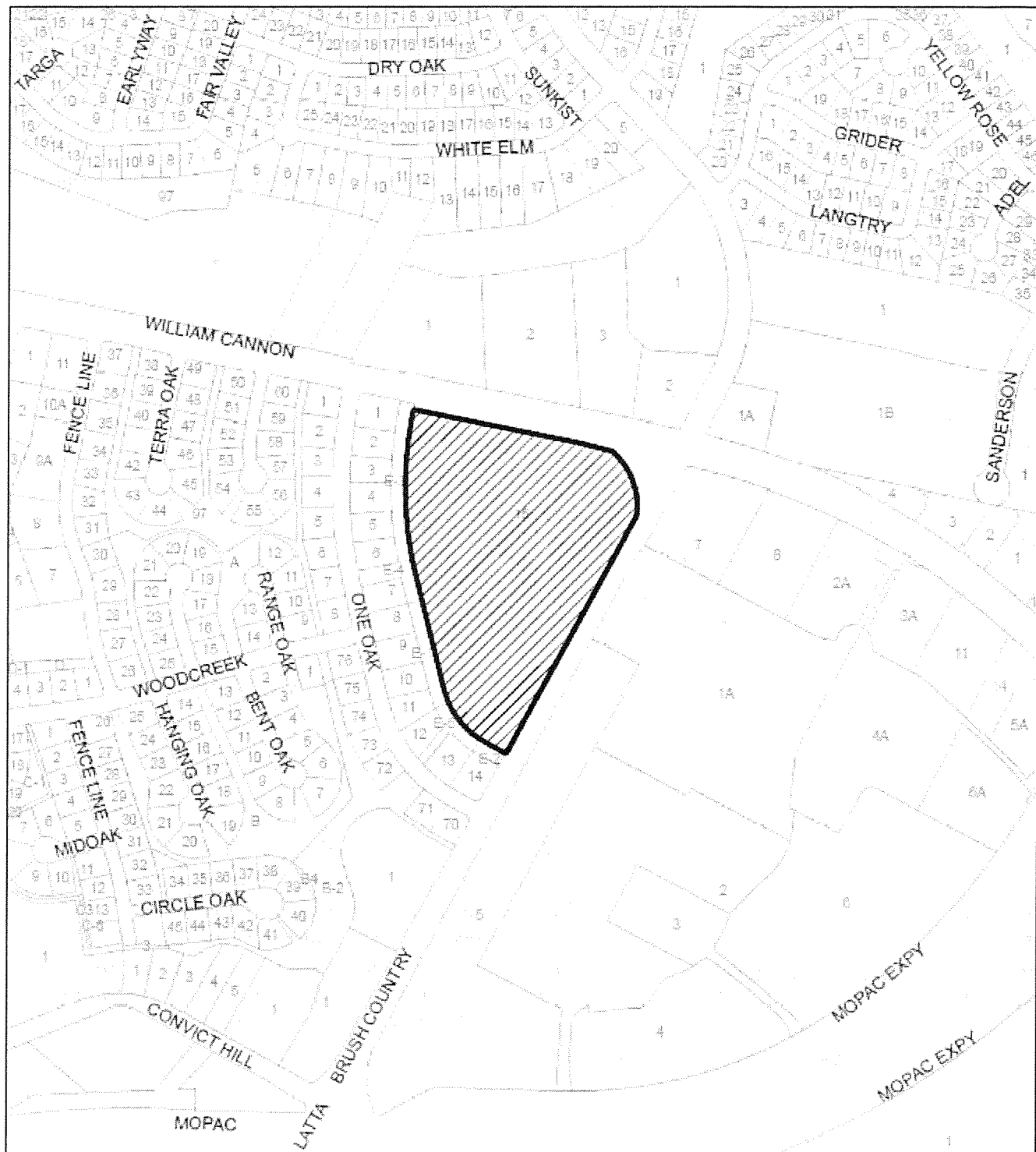
**Zoning/ Land use:** LR- Office, Restaurant, GR-CO-Restaurant, Personal Improvement Services (fitness club)

**North:** Townhomes, Retail, SF-6, GR-CO

**East:** PUD

**South:** SF-3, Single Family

**West:** SF-3, Single Family



Subject Tract



Base Map

CASE#: SPC-2016-0088C  
ADDRESS: 4625 W WM. CANNON DR.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PAUL LINEHAN & ASSOCIATES

February 5, 2016

City of Austin  
Planning & Development Review  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

Re: Western Oaks Retail Center  
Replacement Site Plan (Existing Site Plan, SPC-2007-0439C)

Dear Review Team:

Land Strategies, Inc., on behalf of the property owner, respectfully submit this application for a Replacement Site Plan to the Western Oaks Retail Center development, located at 4625 W. William Cannon Drive, in the full-purpose jurisdiction of Austin, Travis County, Texas. The Replacement Site Plan being submitted for review reflects specifically the only remaining unconstructed building within the existing Western Oaks Retail Center development. Based on discussions with City staff, including Susan Scallon, we are submitting this Replacement Site Plan to take the place of the existing Site Plan (SPC-2007-0439C), and more particularly, to reflect the 15,356 square foot Office Building as the only element not constructed under the approved Site Plan and Site Development Permit. The following information, including the attached "Project Chronology and Applicable Dates", is provided as a brief history of the approved Western Oaks Retail Center development.

- The attached approval chronology provides all existing and prior approval information. Please refer to that for the specific approvals starting with the original Preliminary Plan approval in 1975.
- In 2007, we obtained approval of the Western Oaks Retail Center Site Plan, SPC-2007-0439C, which reflected development including office uses, restaurants, and a fitness center. All of these approved improvements have been constructed except a 15,356 square foot Office Building. Constructed improvements include all structures, drives, parking, utilities, landscaping, and water quality/detention for the entire approved development. All impervious cover, except the impervious cover for the 15,356 square foot Office Building and associated sidewalks, has been constructed on the site, and has been accounted for with the existing constructed water quality/detention pond.

On August 10, 2015, the Western Oaks Retail Center Site Plan (SPC-2007-0439C) expired, prior to the construction of the final 15,356 square foot Office Building, as approved. As stated above, all other improvements have been constructed on the property, as approved with that 2007 Site Plan approval. In order to construct the final Office Building, we were directed by City staff, including George Adams and Susan Scallon, to process a Replacement Site Plan reflecting the approved Site Plan (SPC-2007-0439C) and highlighting the final Office Building in particular, as this is the only unconstructed element of the approved Site Plan. Note that there have been no changes to the approved Site Plan, and this Replacement Site Plan reflects only those sheets associated with the final 15,356 square foot Office Building, as directed by City staff. All calculations and site plan details

submitted with this Replacement Site Plan are the same as the prior approvals, accounting for the multiple revisions and corrections, and reflecting the most recent approvals. A red-stamp set of the approved Western Oaks Retail Center Site Plan, SPC-2007-0439C, is included in this submittal for reference.

Please feel free to contact me with any questions or should you require additional information or clarification.

Best regards,

A handwritten signature in black ink, appearing to read 'Paul W. Linehan', with a large, stylized initial 'P'.

Paul W. Linehan, ASLA  
President

PWL:enw

Attachments

cc: Peter Gilbert – AVG Partners, L.P.  
cc: Jason Rodger, P.E. – Garrett-Ihnen Civil Engineers

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2016-0088C  
REVISION #: 00  
CASE MANAGER: Lynda Courtney  
UPDATE: U3  
PHONE #: 512-974-2810

PROJECT NAME: Western Oaks Retail Center  
LOCATION: 4625 W WILLIAM CANNON DR BLDG 5

SUBMITTAL DATE: November 28, 2016  
REPORT DUE DATE: December 12, 2016  
FINAL REPORT DATE: December 15, 2016  
3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

## STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

## UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is February 18, 2017.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

## UPDATE SUBMITTALS:

**An informal update submittal is required. You must submit the distribution to the case manager.**

**Please submit 1.0 copies of the plans and 2.0 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

## REVIEWERS:

Planner 1 : Elsa Garza  
AW Utility Development Services : Neil Kepple  
AW Pipeline Engineering : Alfredo Torres



Environmental Review - Atha Phillips - 512-974-6303

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

**Update 3 11/30/2016**

**Endangered Species**

EV 1 Cleared.

**Cover Sheet Notes**

EV 2 Cleared.

**Final Plat Sheet**

EV 3 Cleared.

**General Notes Sheet**

EV 4 Cleared.

EV 5 Cleared.

**ESC Requirements [LDC 25-7-61,65, 25-8-181,182,183,184]**

EV 6-EV 13 Cleared.

**Landscape Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]**

EV 14 Cleared.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres with Pipeline Engineering at 972-0238.

Transportation Planning - Ivan Naranjo - 512-974-7649

TR1. This site plan is for constructing the final office building for an existing development previously approved under SPC-2007-0439C. The site plan meets transportation requirements.

AW Pipeline Engineering - Alfredo Torres - 512-972-0238

Red-lined comments have been provided on the plans submitted to the Development Service Department.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite #300, Austin, 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Planner 1 Review - Elsa Garza - 512-974-2308



THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
  - File number: **SPC-2016-0088C**
  - Application date: **February 18, 2016**
  - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
  - Case Manager: **Lynda Courtney**
  - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of Report

June 20, 2016

Mr. Rodney Gonzales, Director  
Development Services Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

*SPC 2016 0088C*  
*final eng. rpt.*  
*LD*  
*7/8/2016*

## Engineering Summary Letter

**RE: Western Oaks Retail Center**  
**SPC-2016-0088C**

Mr. Gonzales:

Garrett-Ihnen Civil Engineers is pleased to submit this Engineering Summary Letter & Drainage Report for the proposed office building to be located on Phase Three B of the Western Oaks Retail Center site.

### General Information

The Western Oaks Retail Center project was originally permitted under site plan case number SPC-02-0023C. Construction has been completed on all phases of the site plan with the exception of Phase Three B.

This project is located within the City of Austin full jurisdiction city limits. It is within the Williamson Creek Watershed and is located within the Barton Springs Zone. This project is also located within the Edward's Aquifer Recharge Zone. All storm flows from this site will be directed to the Williamson Creek Watershed in a manner that preserves, as much as possible, the natural flow patterns.

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48453C0255F, dated June 5, 1997 for Travis County.

### Existing Conditions

The existing site includes all water, wastewater, storm sewer, paving, buildings and water quality and detention ponds as shown on the Western Oaks Site Plan approved in 2003. The site plan has undergone several corrections and revisions, as well as site plan extensions.

### Proposed Conditions

Phase Three B proposes the construction of a 15,356 sf office building to be located on the pad site just north of the LA Fitness building. Construction will also include sidewalks and plumbing lines associated with the building. All required parking has been constructed.

Mr. Gonzales  
June 21, 2016  
Page 2

Drainage

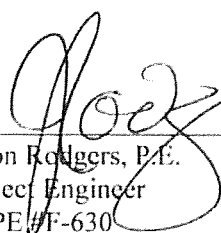
Water quality and detention ponds were constructed as part of Phase One of the original site plans. The ponds were designed to accommodate the proposed impervious cover for Phase Three B. The existing drainage controls are sufficient for the proposed Phase Three B development and there are no known adverse existing conditions that exist as a result of the overall site development that would represent further detriment to health, safety and welfare of the public as a result of the proposed improvements.

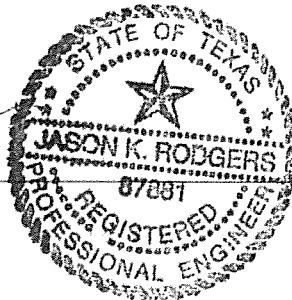
The Phase One Grading and Drainage Plan and Drainage Area Maps are attached for reference.

No additional construction is anticipated within drainage easements or public right of way, therefore no construction inspection fee will be required.

Please contact me with any questions that may occur during review.

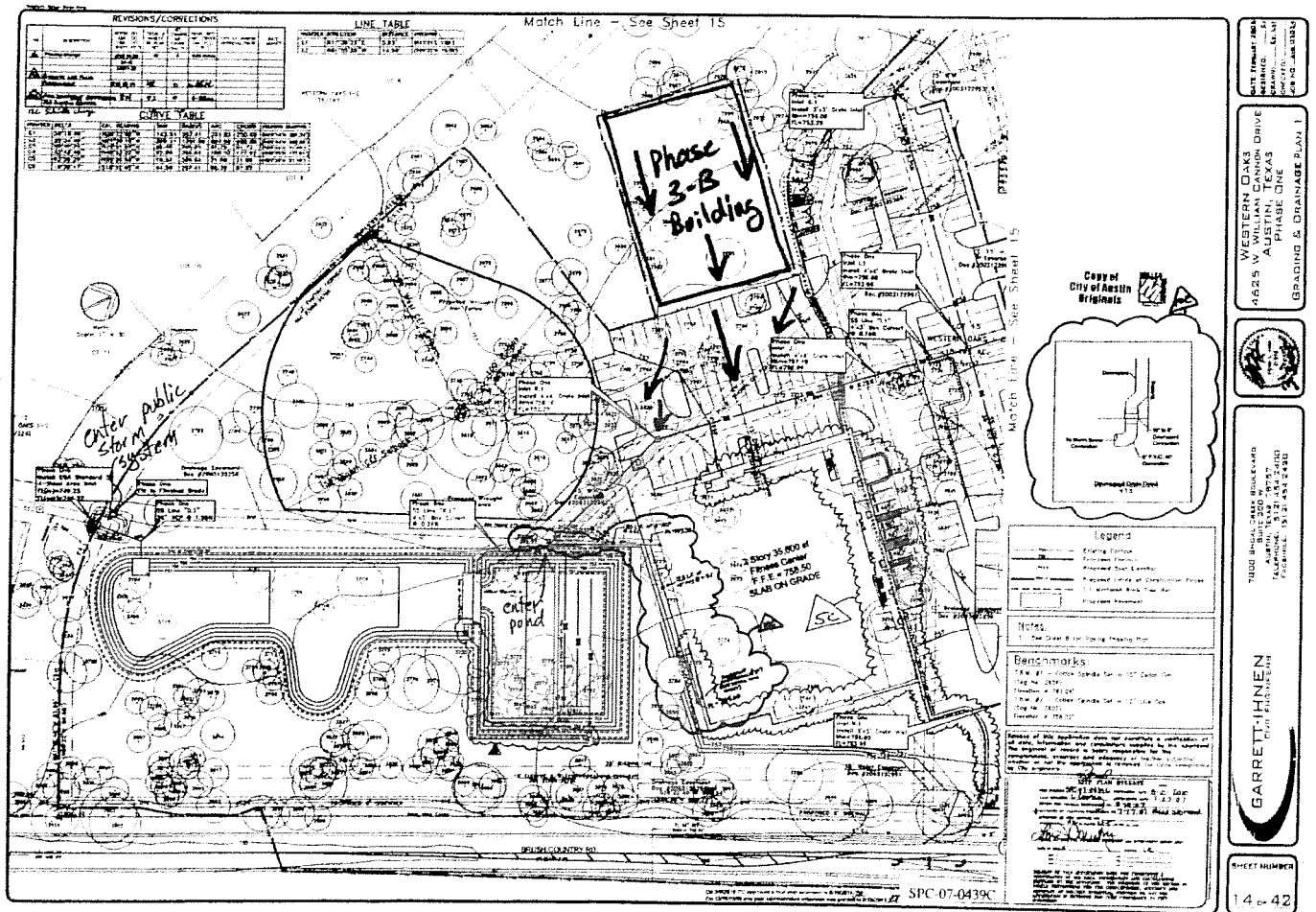
Sincerely,

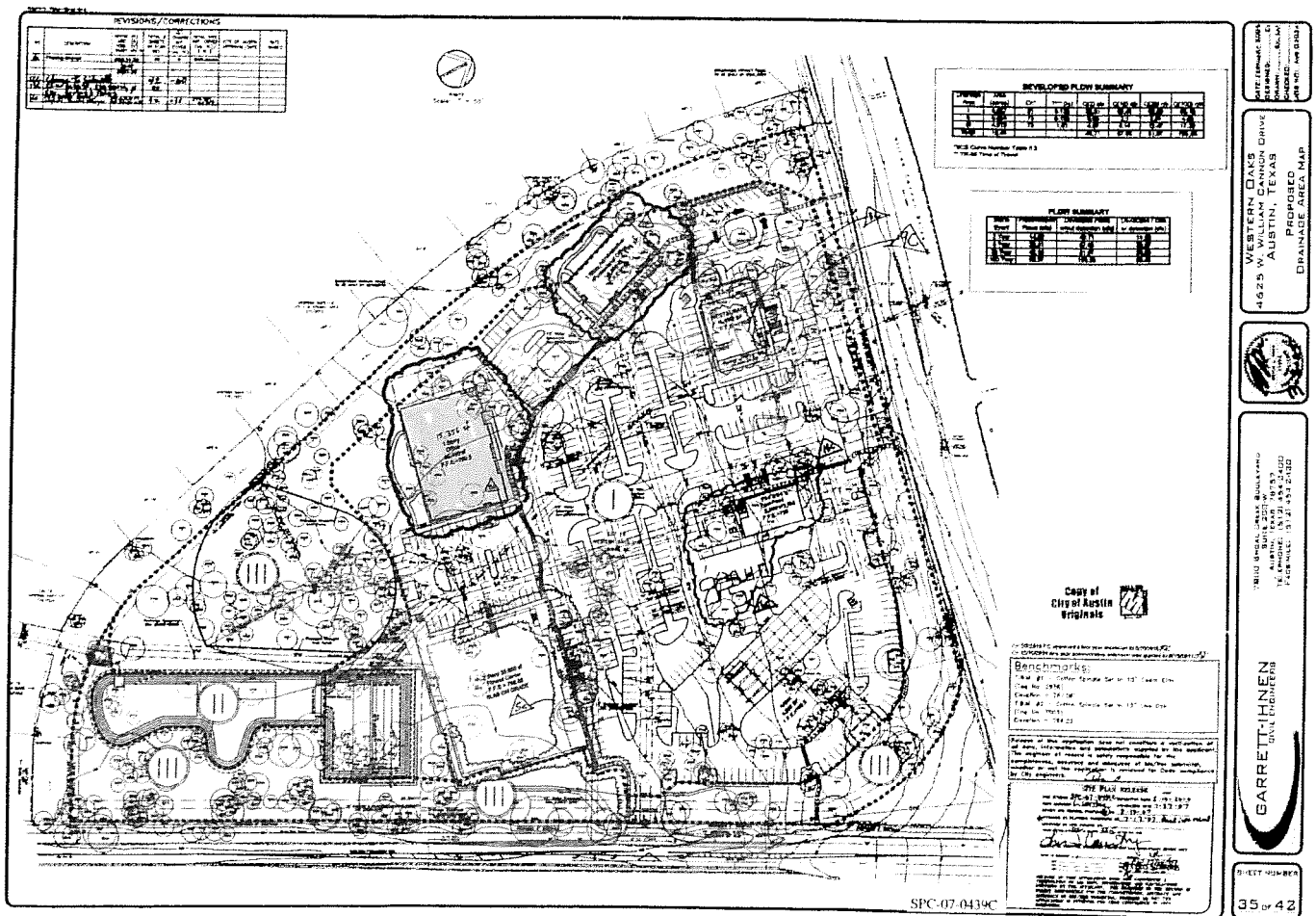
  
Jason Rodgers, P.E.  
Project Engineer  
TBPE#F-630



6/21/16

Date





Restrictive  
CovenantAttached to  
Zoning C14-75-081

129.19

C14-75-081

3.3

THE STATE OF TEXAS

COUNTY OF TRAVIS

APR 23-76 5457 \* 350

1-29-9933

WHEREAS, J. W. Smith is the owner of that certain tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, and more particularly described as follows, to-wit:

Being 13.96 acres of land in the Thomas Anderson Survey #17 in Travis County, Texas, and ~~being a portion of two tracts of land described as follows:~~ (1) A tract of land containing 78.13 acres conveyed by A. L. Brodie and wife, Winnie Pearl Brodie, to J. W. Smith, by deed dated December 20, 1974, of record in Volume 5079, Page 307, Deed Records of Travis County, Texas; (2) A tract of land containing 139.00 acres conveyed by Olla Belle Dahlstrom, a widow, to J. W. Smith, by deed dated December 20, 1974, of record in Volume 5079, Page 294, Deed Records of Travis County, Texas; and being all of a 1.99 acre tract conveyed by A. L. Brodie and wife, Winnie Pearl Brodie, to J. W. Smith, by deed dated December 20, 1974, of record in Volume 5079, Page 307, Deed Records of Travis County, Texas, said 13.96 acre tract being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin found in the existing westerly right of way of McCarty Road at the P.C. of a curve;

THENCE N 59° 22' W 15.00 feet to the POINT OF BEGINNING in the proposed right of way of said McCarty Road; and from said beginning point the following courses and distances:

THENCE S 30° 38' W 843.00 feet to a point;

THENCE N 59° 22' W 84.00 feet to a P.C.;

THENCE along a curve to the right with a 256.64 foot radius whose longchord bears N 35° 42' W 205.97 feet to the P.T.;

THENCE N 12° 03' W 511.41 feet to a point;

THENCE N 3° 29' W 227.24 feet to a P.C.;

THENCE along a curve to the right with a 468.38 foot radius whose longchord bears N 5° 01' E 138.46 feet to the P.T.;

THENCE N 13° 31' E 100.00 feet to a point;

THENCE S 76° 29' E 260.00 feet to a point;

THENCE N 13° 31' E 50.00 feet to a point;

Orig. City Clerk  
XC: Bldg. Insp.  
Planning  
5-12-76



1-29-9334

THENCE S 76° 29' E 371.10 feet to a point in a curve;

THENCE on a subcurve to the right with a 257.73 foot radius whose subchord bears S 24° 44' 26" E 301.01 feet to a point;

THENCE S 30° 38' W 86.64 feet to the POINT OF BEGINNING as computed by Jeryl Hart & Associates in January 1975.

WHEREAS, as a condition to the rezoning of the subject property to "LR" Local Retail, First Height and Area, and for the better development of said property above described, the City Council of Austin, Texas, desires that J. W. Smith, and he has heretofore agreed to, make, execute and deliver for the benefit of said property and for the City of Austin, a Municipal corporation, a restrictive covenant relating to the above described property; and

WHEREAS, said restrictive covenant will benefit the said J. W. Smith and also the City of Austin, a Municipal corporation, by requiring the owner to request and obtain a special permit prior to construction as set out below, and in order to affect the same this written instrument is made and entered into, NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, J. W. Smith, of Travis County, Texas, the owner of the hereinbefore described property, do hereby place and charge said hereinbefore described property with the following restrictive covenant, which shall be deemed and considered as a covenant running with the land, and which shall be binding upon me, my heirs, executors, administrators and assigns, to-wit:

I. A special permit, as such term is presently used and defined in the Code of the City of Austin, Texas, on the date hereof, shall be requested by the owner of the aforescribed property and shall be obtained from the City of Austin prior to construction of any improvement on such property for which "LR" Local Retail zoning classification is required. The schematic plan submitted with the owner's application for such special permit shall be consistent with the schematic plan submitted to the Planning Commission and City Council of the City of Austin, Texas, with zoning case C14-75-081. Any individual tract of land taken or carved from any portion of the heretofore described property shall have this restrictive covenant applicable thereto. In the event the City of Austin shall at any time fail or refuse for any reason, to consider and act on such application for a period of sixty (60) days following the filing of an application for such special permit on the aforescribed property



1-29-9335

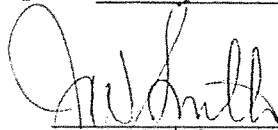
or any part thereof, then in such event, such special permit filed by the then owner shall be deemed and considered as approved by the City of Austin.

If any person or persons shall violate or attempt to violate the foregoing restriction and covenant, it shall be lawful for the City of Austin, a Municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against the person or persons violating or attempting to violate such restriction of covenant, and either to prevent him or them from so doing or to collect damages for such violation.

The failure at any time to enforce this restrictive covenant by the City of Austin, or by any other person, firm or corporation having a right to do so, whether such violations are of knowledge or not, shall not constitute a waiver or estoppel of the right to do so.

This agreement may be modified, amended or terminated only by a majority vote of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and by the then owner of the above described property at the time of such modification, amendment or termination.

EXECUTED this the 5th day of April, 1976.

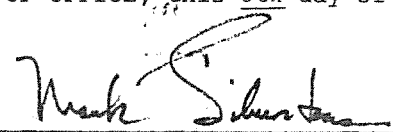
  
J. W. Smith

THE STATE OF TEXAS     X  
                                  X  
COUNTY OF TRAVIS     X

BEFORE ME, the undersigned authority, on this day personally appeared J. W. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of  
April, 1976.

NOTARY SEAL

  
Notary Public in and for  
Travis County, Texas

## INFORMACIÓN DE PARTES INTERESADAS

Las partes interesadas están específicamente definidos en la sección 25-1-131 del Código de la ciudad. Para ver el código en línea, vaya a este enlace: [http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Además del dueño o solicitante que aparece en una aplicación, **una persona puede llegar a ser una parte interesada, si se comunican su interés a la Ciudad a través del Administrador de este caso y si cumplen al menos uno de los siguientes criterios: 1) que ocupan una residencia principal que está dentro de 500 pies del sitio del desarrollo propuesto; 2) son el propietario registro de propiedad dentro de 500 pies del sitio del desarrollo propuesto; 3) que es un funcionario de una organización del medio ambiente o en el vecindario que tiene un interés en el sitio del desarrollo propuesto o cuyos límites son dentro de 500 pies del sitio del desarrollo propuesto.**

Si una persona cumple los criterios para convertirse en una parte interesada, deberán comunicar su interés por la entrega de una declaración por escrito a la Comisión que está llevando a cabo la audiencia o al aparecer y hablar para el registro en la audiencia pública. Una persona también puede presentar una declaración por escrito al administrador del caso o al hacer contacto telefónico con el administrador del Caso.

**La comunicación debe:** 1) en general, identificar las cuestiones de interés; 2) incluir el nombre de la persona, número de teléfono y dirección postal; 3) si la comunicación es por teléfono, ser confirmada por escrito.

Comentarios escritos deberán ser sometidos a la persona designada en la noticia oficial. Comentarios sobre un formulario separado debe incluir el número de caso y el nombre de la persona designada en la noticia oficial.

Número del caso: **SPC-2016-0088C**

Contactó: **Lynda Courtney, 512-974-2810 o**

**Elsa Garza, 512-974-2308**

☐ **Cumpro con los requisitos para y solicito hacer parte interesada**  
**Nota: Toda la información de contacto es obligatorio.**

Nombre (en letra de imprenta)      Número de teléfono

Dirección (es) afectada por esta aplicación (calle, ciudad, código postal)

Dirección postal (calle, ciudad, código postal)

Firma      Fecha

Comentarios: *I have concerns about placement, size and prior permit history regarding this*

Envíe el formulario a:

City of Austin

Development Services Department

Atención: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: [http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2016-0088C

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

Allison Eckols/Colby Eckols 512-751-0386  
Name (please print) Telephone number

10903 One Oak Rd, Austin, TX 78749  
Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

 Signature

4.7.16  
Date

Comments: We oppose this construction  
proposal/site plan application.

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:  
[http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2016-0088C

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

Gregory Melissa Davis 512-922-5503  
Name (please print) Telephone number

7001 One Oak Rd, Austin TX 78749  
Address(es) affected by this application (Street, City, ZIP Code)

Same

Mailing address (Street, City, ZIP Code)

Melissa Davis

Signature

16 April

Date

Comments: We live directly behind the

Western Oaks Retail Center and object to any  
new construction. The businesses currently  
located in the Retail Center do not follow  
noise ordinances and continue to wake us  
up at all hours of the night when garbage  
trucks empty the dumpsters.

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088



## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: [http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2016-0088C

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

Name (please print) \_\_\_\_\_ 5126098437  
Telephone number



Address \_\_\_\_\_ Street, City, ZIP Code

Mailing address (street, city, zip code) \_\_\_\_\_

4/7/16

Signature

Date

Comments: The infrastructure can barely handle the current traffic congestion. As a result, wrecks seem to be occurring with regularity. In addition this area has been known for its green spaces & low profile building. A commercial building crammed into that corner would completely overwhelm the road structure. be an absolute eyesore taking over critical recharge green space.

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

Item C-11

20 of 26

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: [http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2016-0088C

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

LEO M. GARZA - TRUSTEE (512) 971-7519  
Name (please print) Telephone number

4620 W. WILLIAM CANNON ST 60

Address(es) affected by this application (Street, City, ZIP Code)

P.O. Box 160891 Austin TX 78749  
Mailing Address (Street, City, ZIP Code)

 4/07/2016  
Signature Date

Comments:

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

# WESTERN OAKS RETAIL CENTER

## CONSOLIDATED SITE PLAN

### INDEX TO SHEETS

- 1 COVER SHEET
- 2 SITE PLAN INDEX
- 3 SITE PLAN
- 4 SITE PLAN
- 5 SITE PLAN NOTES & CALCULATIONS
- 6 PHASING PLAN AND CALCULATIONS
- 7 PAVEMENT & PHASING PLAN

**Legal Description:**  
Tract 1: Lot 15, J.W. SMITH'S WESTERN OAKS, I-G, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 76, Page(s) 324 of the Plat Records of Travis County, Texas.

**OWNER:**  
AVG-AUSTIN, L.P.  
PETER GILBERT  
9595 WILSHIRE BOULEVARD, SUITE 210  
BEVERLY HILLS, CA 90212  
(310) 273-0864, FAX (310) 357-3609

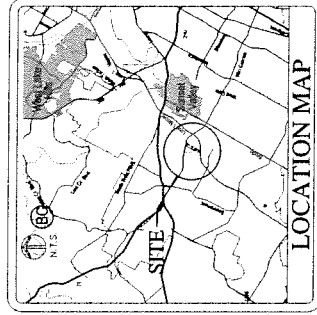
**LANDSCAPE ARCHITECTS/PLANNERS:**  
LAND STRATEGIES INC.  
1010 LAND CREEK COVE, SUITE 100  
AUSTIN, TEXAS 78746  
(512)328-6050 FAX: (512)328-6172

**ENGINEER:**  
GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY BOULEVARD, SUITE 150  
AUSTIN, TEXAS 78727  
(512)454-2400 FAX: (512)454-2420  
TBE F-630

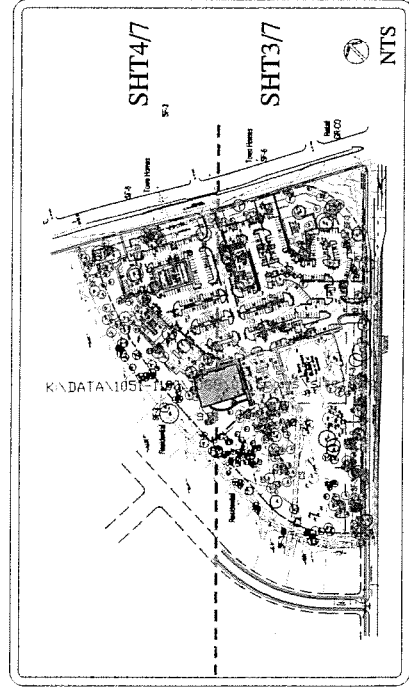
**NOTE:**  
All construction except the 15,356 s.f. Office Building is complete, including infrastructure, utilities, parking, drives, water quality, and landscape requirements. This Site Plan pertains solely to the 15,356 s.f. Office Building in Phase III-B.  
This plan is a Replacement Site Plan for Western Oaks Retail Center, SPC-2007-0439C.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED HEREON. LANDSCAPE ARCHITECTS/PLANNERS AND ENGINEERS SHALL BE RESPONSIBLE FOR THE COMPLETION, ACCURACY AND RECORD OF THIS SITE SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2, 78701 Austin, Texas 78701, 512-392-1342, requires (512)328-6050 for jurisdiction over this application and under the Landscape Architects Registration Law, Texas Code of Criminal Justice, Title 1, Chapter 1001.



Initial Submittal: February 11, 2016



2/11/2016

SPC-2016-XXX



